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PARCE Z MAP NO O N 0 C S

BEING A DIVISION OF PARCEL IZ OF PARCEL MAP 9603. FILED IN BOOK 45. PAGE 67 & 68 OF RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, IN SECTION 28. TOWNSHIP 3 SOUTH, RANGE 6 OF PARCEL S MAPS S.B. M.

MDRCT. 1986

Capy

BRIICE E. BLANK

RECORDER'S CERTIFICATE
FILED THIS OF DAY OF FEB , 1987 AT
3:00 P.M. IN BOOK 141 OF PARCEL MAS
AT PAGES 13414 AT THE REQUEST OF THE
CLERK OF THE BOARD

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WILLIAM E CONERTY, COUN CONERDY , COUNTY RECORDER

DEPUTY WASO

SUBDIVISION GHARANTY BY:
TRANS CONTINENTAL TITLE COMPANY

OWNERS CERTIFICATE:

We hereby certify that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this subdivision map as shown within the distinctive border line.

ESTELLE 12 PARTNERSH



State of California County of **ORANG** ss

NOTARY ACKNOWLEDGMENT:

On August 26, before me, Lisa G. A. N. A. Notary Public in and for said State, personally appeared G. M. B. N. B. N. B. N. G. (personally known to me/proved to me on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as the General Partner(s of Estate 12, the CALLED 13, the CALLED 14, Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

commission expires **Feb. 3, 989** (date) Witness my hand and official seal

Mary S.

BOARD OF SUPERVISORS CERTIFICATE

The County of Riversiue, State of California, by its Board of Supervisors hereby approves the Parcel Map.

W

18 ST

County of Riverside, of California By: Chairman of the Board of Supervisor State

MALONEY

Clerk of the Board

By: U MAR Deputy

EX BOND CERTIFICATE:

has been has been executed and fired with the Board of Supervisors of the County of Riverside, State of California, Conditioned upon the payment of all taxes, state, county, municipal or local, and all special assessments collected as taxes, which at the time of filling of this map with the county recorder are a lien against said property, but not yet payable, and said board has been duly approved by said Board of Supervisors.

CLERK A. MALONEY OF THE BOARD OF SUPERVISORS DEPUTY

Dated

TAX COLLECTOR CERTIFICATE:

I hereby certify that according to the there are no liens against the property state, county, municipal or local taxes taxes, except taxes and special assessmalien but not yet payable, which are re records of this office, as of this date, rty shown on the within map for unpaid es or special assessments collected as sments collected as taxes that are now e estimated to be \$

Dated Ontiles

COUNTY TAX COLLECTOR

Ву: ST. O. Owalio

SURVEYOR'S CERTIFICATE:

This map was prepared by me or under my direction and in conformance with the requirements of the Subdivision Map Act and local oridinance at the request of Estelle 12, A Limited Partnership, Elden W. Bainbridge, General Partner on March 1986. I hereby certify that all monuments are of the character and occupy the positions indicated, or that they will be set in such positions on or before July 15, 1986; and that said monuments are sufficient to enable the survey to be retraced. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

10 Kg Bruce E. Blank NO. 4958 CALL SERICAS

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY DIRECTION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP 20073 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 16, 1985THE EXPIRATION DATE BEING APR. 16, 1987, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

Le Roy D. Smoot COUNTY SURVEYOR

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT SIGNATURE OF THE FOLLOWING OWNERS OF EASEMENT AND OR OTHER INTERST HAVE BEEN OMITTED THE RIVERSIDE WATER COMPANY, A CORPORATION, HOLDER OF AN UNPLOTTABLE EASEMENT FOR PIPE LINE PURPOSES PER DOCUMENT RECORDED AUGUST 14, 1885 BOOK 42 PAGE 294 OF DEEDS, RECORDS OF SAN BERNARDING COUNTY CALIFORNIA. THIS COMPANY IS NO LONGER IN BUSINESS.

EASEMENT NOTES:

1. THE RIVERSIDE WATER COMPANY A CORPORATION, HOLDER OF AN UNPLOTTABLE EASEMENT FOR PIPE LINE PURPOSES PER DOCUMENT RECORDED AUGUST 14, 1885 BOOK 12 PAGE 294 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SCALE SHEET

"= 40' 20F 2

PARCEL MAP NO 20073

BEING A DIVISION OF PARCEL IZ OF PARCEL MAP 9603, RECORDED IN BOOK 45, PAGE 67 & 68 OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 6 WEST 5.B.M.

ARCH 1986

BRUCE E. BLANK

L.S. 4958

BASIS OF BEARING:

BEARINGS ARE BASED UPON THE CENTERLINE OF GRANT STREET BEING, N 34-19'44" W . AS S HOWN ON PARCEL MAP 9603, P. M.B. 45/67-68

RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

RIVERSIDE VALLEY HOME GARDENS BLK-H M.B. 11/88 25' 25' (N) (A) MEAS. 1 REC. PER GRANT P.M. 9603 PM STREET PM 45/67-68

N.34° 19' 44" W. 301.64 MENS. 1 REC. PER PM 9603 PMB 45/67-68 얺 N34°19'44"W 1367.37' MEAS ! REC PER PM9603 W (PMB 45/47-68) N. 34° 19'44" W. 1065.73" - 66.98 MEAS.: -REC. PER P.M. 9603 P.M. 45/67-68 N. 34° 19'44" W. 228.56' MEAS + REC PER PM 9603 (PMB 45/67-68) MAGNOLIA N.33°49'25" W. (RAD.) PER PM 9603 (PMB 45/67-68 33.82" 9603 (pm8 50' ĭZ [N AVENUE N. 34°10'31" W. 236.30 7.3 142 PARCEL 0.68 AC. \$5/57 N.34°10'31" W. 249.36' PARCE 0.82 AA. F * MEAS 9603 (PMB 45/67-68) K W FF 50' - R=500.00'12:10.12 - FD. |" I.P. FLUSH L.S. 3762 - PER! 50' N.34° 10'31" W. 304.53' MEAS & REC. PER PM 9603 (PMB 45/67-68) 4 9603 (PMB 45/67-68) FD. PATCH W/X TIES
RIVERSIDE CO. SUR.:
All/14 (FD. 1/2" I.P.: 5/67 MC KINLEY STREET

PM 141/14